

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Thomas Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$935,000

&

\$1,020,000

Median sale price

Median price \$975,000

Property Type House

Suburb Brunswick

Period - From 01/07/2020

to 30/09/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	97 Edward St BRUNSWICK 3056	\$1,095,000	13/05/2020
2	12 Nash St BRUNSWICK 3056	\$1,056,000	24/10/2020
3	13a Holloway Rd BRUNSWICK 3056	\$975,000	13/08/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/11/2020 14:29



Property Type: House (Res)

Agent Comments

Comparable Properties



97 Edward St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,095,000

Method: Private Sale

Date: 13/05/2020

Property Type: House

Land Size: 160 sqm approx



12 Nash St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,056,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)



13a Holloway Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 13/08/2020

Property Type: House